

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 6, 2009****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

RQR-33579 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MARIA ZUBIA - OWNER: NORA ARMENIAN - Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILD) (ACCESSORY SALES & SERVICE) AND AUTO REPAIR GARAGE, MINOR on 3.9 acres located at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for RQR-29762
5. City Council Approval Letter for SUP-3128
6. Submitted after Final Agenda – Protest/Support Postcards

Motion made by GARY REESE to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-DAVID W. STEINMAN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

RUBY PENA, Manager of the business, spoke for her mother MARIA ZUBIA, who was also present. MS. PENA requested approval. She explained that given that the business is experiencing financial difficulties, she thought it would be a good idea to place additional signs on the property. As soon as she found out it was not permitted under the Special Use Permit, she removed the additional signs.

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COUNCILMAN REESE commented that the business owners have been non-compliant for the past three years and continue to work outside of the bays. The owner cannot go against the code just because of difficult economic times.

MS. PENA assured COUNCILMAN REESE that she would do everything within her power to ensure compliance if he would approve this matter. COUNCILMAN REESE warned MS. PENA that if he has any other problems with this business, he will revoke the Special Use Permit.

MAYOR GOODMAN declared the Public Hearing closed.

